

WASHINGTON, D. C., SUNDAY, JULY 2, 1911.

FULTON R. GORDON BUYS LARGE TRACT

Sixty-six Acres of New Sub-
division to Be Grouped.

"CHEVY CHASE GROVE"

Land Has Been in Shoemaker
Family for a Century.

Lies Along Chevy Chase Car Line.
Well-wooded Park of Old Trees.
District Officials Now Surveying in
Conformity with City Plan—Grading
Force Now at Work—Land Well
Sited—Old Shoemaker Tract.

Fulton R. Gordon has just completed the purchase of sixty-six acres of land located about one block and a half east of Connecticut avenue, near Chevy Chase Circle, and fronting on the following streets: Livingston, Morrison, McKinley, North Hampton, Oliver, Patterson, Thirty-second, and Thirty-third, and Broad Branch road and Nebraska avenue.

The price of the property has been withheld by the parties to the transaction, but it is authoritatively stated that the total cost, including the proposed improvements, will represent an outlay of about \$200,000.

The new tract will be subdivided into villa plots and building lots to conform to the permanent plan of the city. The District surveyors already have a force in the field making the necessary surveys, and a number of teams and men have already started grading. In a week or so a very large force will be put to work as soon as the survey is completed.

Land Well Sited.
The ground is admirably adapted for platting; in fact, it is almost entirely level, more so than is usual in this section, which is nearly all rough ground along the Chevy Chase car line. This will enable the management to preserve the natural lay of the land, as well as retain nearly all of the beautiful trees, of which almost the entire tract is covered, with a rich growth of oak, beech, cedar, and many other desirable forest specimens, making it possible to develop an attractive rustic park.

This is Mr. Gordon's third subdivision that he has owned and developed in this immediate neighborhood, having just completed the improvements, as well as entirely sold out every lot in the subdivision of Connecticut Avenue Terrace and Connecticut Avenue Park, the total sales of which aggregated about \$500,000. These subdivisions are now recognized, on account of the preservation of the trees and the park-like effect, as the most beautiful in the District, and Mr. Gordon says that this new addition that he has just purchased will be the last subdivision he expects to develop himself. He hopes to make it even more attractive than those just referred to. He will continue to operate in real estate, however, after he is through with this tract, by buying up large acreage and selling to men whom he has trained in this special line of work, he is furnishing the property, the plan, and the finance, and acting only in an advisory capacity as to the management. This new subdivision will be named Chevy Chase Grove, and will contain the usual building restriction clause.

Old Shoemaker Tract.
The fifty-acre Shoemaker tract in this plat was purchased from Louis P. Shoemaker, executor for his father, and has been in the Shoemaker family for over one hundred years and is the last large acreage tract in this vicinity that was held by the original owners. Practically all the acreage now in this vicinity, except this new subdivision, is owned and controlled by the Chevy Chase Land Company. This will therefore be the only subdivision in this locality outside of their property, for the reason that the land company refuses to sell large tracts for subdivision purposes, preferring to develop their own land.

William H. Ritchie, who has been associated with Mr. Gordon for a number of years in this special line of work, will have the exclusive management of this property. Speaking to a reporter for The Herald, Mr. Ritchie said:

"As soon as the necessary surveying is finished and the grubbing out of the undergrowth, we will proceed with the improvements on an extensive scale and will do everything to bring this property up to the high standard that is now in vogue at Chevy Chase."

"I already have a force of teams grading McKinley street from Connecticut avenue through to this property, which will give us in two weeks a direct approach to Connecticut avenue."

JOSEPH CASSIDY WAS BUYER.

Name of Purchaser of Old Commercial Building Disclosed.
It was announced yesterday that the purchaser of the Commercial Life Insurance Building, at 225 Eleventh street northwest, was Joseph Cassidy.

William K. Ellis made the sale and the correct purchase price is now given out as \$22,000, or at the rate of \$40 a square foot.

Buyer in Sault's Addition.
Morace G. Smith has sold to M. H. Bray, builder, a 50-foot lot on the south side of Emerson street, between Thirtieth and Fourteenth streets, in Sault's Addition.

Sells Dwelling in Fifth Street.
Edward B. Moore bought the frame dwelling 1211 Fifth street northwest for \$1,475. The lot contains 2,400 square feet, with 20 feet front. The sale is reported by Adam A. Wescher.

Forma Realty Connection.
H. J. Garra, a realty dealer of long experience and wide connections, has associated himself with L. W. Groome, real estate broker, at 1413 G street northwest.

IN RANDLE HIGHLANDS.



Artistic home for chemical engine.

NEW ENGINE HOUSE NEARS COMPLETION

Randle Highlands Develops
New Public Works.

Great improvements have been made recently in the Randle Highlands section of the city. Among the most noticeable is the work on the artistically designed fire engine house for the storage of the chemical engine which is to protect the property of the residents in that part of town.

The large school building, being erected at a cost of \$65,000 is designed to furnish excellent accommodation and school facilities to the children within a radius of two miles.

These are only a small part of the improvements which have been quietly but persistently pushed forward for some time, and are not included in the appropriation of \$700,000.

Water pipes and sewer pipes from the city system have been extended to Randle Highlands, and the work of digging trenches to extend the water system from the city to North Randle Highlands is well advanced.

To-day the large appropriation for the parking and grading of the Eastern Branch of the Potomac River becomes available, and preparations are being made to carry out the improvements which this will permit.

CLUB BUILDERS MEET.

University Club Stockholders Elect Officers.
Stockholders of the University Club Building Company met in Alexandria yesterday and elected the following officers: President, Myron M. Parker; vice president, Charles D. Walcott; secretary, P. L. Dougherty; treasurer, E. J. Stellanwagen; general counsel, Ralph P. Harward; George Oakley Totten was selected as the architect for the new clubhouse.

Among the stockholders are President Taft, several cabinet officers, many Senators and Representatives, Justices of the Supreme Court and of local courts, besides a large number of the influential citizens of the city.

TWO DWELLINGS SOLD.

Houses in South Carolina Avenue Southeast Attract Buyers.
Phillips & Sager report the sale of the dwellings 1322 and 1324 South Carolina avenue southeast.

The former was bought by J. L. Patchell and the latter by William D. Crist. The price paid in each case was \$3,500. The houses are of the six-room style.

Buyer Dwelling in H Street.

David B. Murdoch, Jr., has bought the dwelling 3929 H street northwest for \$4,000.

Sale in Sixth Street.

The brick dwelling 1507 Sixth street northwest was sold by Adam A. Wescher to W. A. Sheehan for \$1,800.

ATTRACTIVE HOME IN TAKOMA PARK.

New residence of W. G. Platt.

JUNE'S BUSINESS SHOWS INCREASE

Heaviest Month of the Year
in Realty Transfers.

BEST IN PAST 25 YEARS

Suburban Activity Accounts for
Large Transactions.

Real Estate Dealers No Longer
Dread "Dog Days"—New Subdivisions Opening Up—Conditions
Likely to Continue—Operators Are
Hopeful of Record Summer—Out-
of-town Investors Increasing.

A summary of the realty dealings during the month of June just closed shows that activity in the market, measured by the number of papers recorded in the office of the recorder of deeds, is greater than it has been in the month of June for the past twenty-five years and greater than in any other month during this year.

SUMMER NOT FEARED.
This condition has created a great deal of satisfaction in the minds of realty dealers, who, during "dog days" and the "silly season," as the hot weather months are technically known in the business, are ready to hear that there has been a temporary suspension of business in realty circles.

But that condition has not appeared this year yet, and the activity is being carried along so far into the summer that there are many experienced dealers who think that July will be even better than June.

Some dealers, especially those whose interests lie that way, base their prophecy upon the development of suburban realty, which is proceeding with unprecedented activity in all directions around Washington. There is not a suburban locality that does not report a greater number of sales, greater interest among home seekers, and more frequent purchases than have been noted in former years.

Subdivisions Increase.
New subdivisions are being opened up and the class of property that is being operated now is of the highest and the clientele is of the best. A better class of homes is being bought or built. The lots with the good location, both as to site and to neighbors, is being chosen, and the whole season's work is being conducted upon a higher plane than ever before.

This is the explanation of the greater activity that has prevailed during June, and is, according to men long in the business, and are either holding it as a sign of the times right, likely to continue with increasing interest during the year.

In city realty, there has appeared a wiser investment in which the names of many women are to be found. Shrewd investors are buying up property in all sections of the city, both residential and business, and are either holding as a profitable investment, or, as more frequently happens, turning it over to advantage.

Out-of-town Investors.
Then, too, there is perceptible a steady influx of out-of-town investors, who are attracted not so much by the high dividends on large property investments as upon the certainty that the values will soon and greatly enhance.

People of Washington and many from outside are growing more and more to believe in the future of the city. There is only a certain amount of land in the District of Columbia, and as the city grows and stretches out in all directions, the values of even that land which now lies upon what are the outskirts of the city, is certain to be enhanced in value as the limits of the city extend in all directions.

With such influences at work, realty men say that they are not surprised at the good showing in June. Many, indeed, say they could not understand how it could be otherwise. But the present status of the realty business and the good outlook for the summer is a matter of great satisfaction to the city at large.

FAIRLAWN NOW ON THE MARKET

Well-known Christie Prop-
erty Offered in Lots.

Real estate circles of Washington and the District are much interested in the recent purchase by Mr. Oscar C. Brothers, the well-known dealer in real estate, of the famous old Christie property, which is located in Anacostia, just at the eastern end of the Anacostia bridge.

The property acquired by Mr. Brothers consists of fifty acres of splendid residential land situated in a charming spot. This property was for years the home of the late Dr. Christie, who as a very young man came over to this country from England and settled in the city of Washington, where he practiced medicine. Becoming successful in his practice, and after having accumulated what was regarded as an ample fortune in those days, Dr. Christie retired and spent the remaining years of his life in comfortable leisure. His family was one of the most aristocratic in England, and he was a man of culture and education.

The old home, which still stands on the property and which is yet in a good state of preservation, was the scene of many of the notable entertainments of the Capital.

The Magnificent Christie Property

Comprising a beautifully situated tract of FIFTY ACRES within 13 minutes' street car ride of the Capitol building, and which has been held intact for forty years by the English owners, has finally been purchased from the heirs of the late Dr. Christie and, having been subdivided, is

Offered to Home-seekers Upon Most Advantageous Terms

This fine property, which we have re-named "Fairlawn," is delightfully located and is easily accessible by street cars.

Possesses Splendid Advantages

Directly opposite "Fairlawn" is a \$75,000 schoolhouse for white children; a fire engine company a block and a half away affords ample protection; churches of the principal denominations are within four blocks; a quarter of a mile of business properties and stores just across the street; the property faces on Harrison street and Minnesota avenue for one-half mile, and these streets are paved and asphalted and have SEWERAGE, WATER and GAS Mains, and other improvements.

Excellent Building Lots Will Be Sold from \$385 Up
Terms: \$10 Cash, and \$2 Per Week
COULD PAYMENTS BE EASIER?

\$75.00 in Gold to Be Given Away July 4th

Fairlawn will be thrown open for inspection on TUESDAY, JULY FOURTH, when the public is cordially invited to be present. Music by the Naval Band and other attractions will be provided.

EVERY WHITE PERSON upon the grounds will be given an opportunity to suggest the name of a street running through Fairlawn, and for the three best names suggested prizes of \$75.00 in GOLD will be awarded: \$50.00 in gold for the first prize, \$15.00 in gold for the second, and \$10.00 in gold for the third. The names suggested will be turned over to the advertising managers of the four Washington newspapers and they will select the winners.

How to Reach Fairlawn

Take any car of the Washington Railway and Electric Company marked Anacostia—from Government Post-office, 22 min.; Union Station, 17 min.; Pension Office, 25 min.; 9th and F sts., 21 min.; Center Market, 17 min.; 9th and Pa. ave., 19 min.

Oscar C. Brothers, Jr., Owner

1234 Harrison Street, Fairlawn. Washington, D. C.
'PHONE LINCOLN 2311.

City more than half a century ago, for Dr. Christie was known as a lavish entertainer and the men and women who were bidden to partake of his hospitality counted themselves fortunate.

Mr. Brothers has renamed the place "Fairlawn," and has subdivided it into attractive building lots, which he is now offering for sale. The property is ornamented by a fine grove of trees which afford ample shade for the homes that will be built on the land. For some time past Mr. Brothers has had a force of forty men at work clearing up and cutting streets through the place. The tract faces on Harrison street and Minnesota avenue for a half a mile, and these streets are paved and asphalted and have sewerage, gas, and water mains. Directly opposite the property is a schoolhouse for white children which was erected at a cost of \$75,000; a fire engine company is just a block and a half away, and churches of all principal denominations are within four blocks.

Fairlawn is easily accessible from all sections of Washington. Direct cars leave Ninth and F streets every three minutes. It takes about seventeen minutes to make the trip from Union Station and thirteen minutes from the Capitol, so that the shopping and business districts of the city are within easy reach.

Mr. Brothers will throw the property open for inspection on Tuesday, July 4, and he has extended a cordial invitation to the public to be present. For amusement he has secured the Naval Band, and other attractions will be provided for the visitors. A very interesting feature of the inspection on the Fourth will be the awarding of \$75 in gold coin by Mr. Brothers. He offers this amount for the best suggestion, submitted by any person on the grounds on the day of inspection, for the name of a street to be cut through the property. For the best suggestion the prize will be \$75, for

**1310 Spring Road
Holmead Manor**
\$4,500
\$300 Cash
\$20 Monthly
Two-story and cellar, pressed brick, 8 rooms and tiled bath; combination electric and gas fixtures; hot-water heat; front and back porches.
OPEN FOR INSPECTION.
Wm. H. Saunders & Co.
Southern Building
807 15th St. N. W.
Col. 3588-M.

A Poured Cement House.

Come and see one proved. Eight cents a foot, with modern improvements. Lots from \$200 each, upward. Twelve minutes' beautiful ride from postoffice, corner 11th st. and Pa. ave. Where can you duplicate it at the price? This county doubled its population in last ten years. Houses built to order on easy payments, such as rent. High elevation, cool breezes. One county road through property, another through back of it. Good school district walls. Stores at hand. City streets make deliveries. Two-acre park, public lawn, tennis courts. Fine place for homes. Take cars 11th st. and Pa. ave. Mount Vernon and Alexandria Railway Line.
VIRGINIA HIGHLANDS ASSOCIATION,
Washington Office,
604 CONCORD AVE. N. W.
'Phone Main 166.
THEO. J. MORGAN, Sales Manager.

the next best \$25, and for the third best \$10. The advertising managers of the four Washington newspapers will be the judges of the contest and will award the prizes.

Buyer in Wisconsin Avenue.
The frame dwelling 1907 Wisconsin avenue northwest was sold by Adam A. Wescher to Charles E. Payne and Robert T. McMullen for \$1,800.

As a memorial to the late King Edward VII a medical school in Malaysia is proposed. One wealthy Chinese tin mine owner has donated \$5,000 to the memorial fund.

An automatic fire alarm and extinguisher that has been invented in Germany employs a thermostat to ring a bell and liberate large quantities of carbonic acid gas in a room in which it is placed when the temperature rises above the danger point.
A miniature safety razor has been invented by a Frenchman for trimming finger nails.